



County of Los Angeles

CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012

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DAVID E. JANSSEN

Chief Administrative Officer

April 8, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**AMENDMENT NO. 3 TO LEASE NO. 65930 B FIRE DEPARTMENT
5815-5847 RICKENBACKER ROAD, COMMERCE
(FIRST) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve and instruct the Chair to sign the attached Amendment No. 3 to Lease No. 65930 for an additional five-year term and 45,279 rentable square feet of office space including 180 parking spaces located at 5815-5847 Rickenbacker Road, Commerce. AMB Institutional Alliance Fund I, L.P. (Lessor) has agreed to an initial annual cost of \$690,052. The office space will house six Fire Department programs and the rental costs will be fully funded by Consolidated Fire Protection District Funds.
2. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1, Section r, of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, and Section 15061 (b) (3) of the State CEQA Guidelines.
3. Authorize the Chief Administrative Office (CAO) and the Fire Department to implement the project. The Amendment will be effective upon approval by your Board.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of this proposed Amendment will allow the Fire Department to consolidate several expired leases and co-locate programs while extending its occupancy at the subject facilities for an additional five years. The Fire Department currently houses six programs at three separate buildings within the Rickenbacker complex, and the proposed Amendment will consolidate the programs into two buildings as follows:

Board of Supervisors

GLORIA MOLINA
First District

YVONNE BRATHWAITE BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

	5815-5823 Rickenbacker	5825-5847 Rickenbacker	5900 Eastern
Current Program(s)	Information Management Forestry Fire Prevention	Technical Support Hazardous Materials	Mapping
Proposed Program(s)	Information Management Forestry Fire Prevention	Mapping Technical Support Hazardous Materials	None
Current Lease No.	65930B (holdover since 12/2/02)	L-0666 (holdover since 3/1/00)	65930A (holdover since 12/2/02)
Current Rentable Area	21,432 square feet	21,323 square feet	1,720 square feet
Proposed Rentable Area	21,432 square feet	23,847 square feet	None

The net effect of the proposed Amendment will be an increase in the amount of leased space by 804 square feet, a cancellation of one lease agreement (Lease No. 65930A), and the merger of two lease agreements (65930B and L-0666). The increase in leased space is due to the need for additional storage and staging space to accommodate the Fire Department's growing computer requirements.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The Countywide Strategic Plan directs that we improve the workplace environment in order to enhance quality and productivity (Goal 2, Strategy 2) and that we strengthen the County's fiscal capacity (Goal 4). In this case, we are consolidating multiple departmental functions at one location, in accordance with the Strategic Asset Management Principles, as further outlined in Attachment A.

FISCAL IMPACT/FINANCING

The initial annual rent of this lease amendment will be \$690,052.

5815-5847 RICKENBACKER	EXISTING LEASES	AMENDMENT	CHANGE
Area	44,475 rentable sq. ft.	45,279 rentable sq. ft.	+804 sq.ft.
Term	5 years	5 years	None
Annual Rent	\$587,815 (\$13.22/sq. ft.)	\$690,052 (\$15.24/sq. ft.)	+\$102,237*
T. I. Allowance	None	None	None
Parking (incl. in rent)	152	180	+28
Cancellation	After 24 th month with six months advance written notice	After 36 th month with six months prior written notice	After 36 th month
Option to renew	None	None	None

*The rent is being increased by \$102,237 due to an adjustment from the existing below market rental

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rate to a new rental rate that is within the current market range.

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The lease costs are funded by Consolidated Fire Protection District Funds. Sufficient funds are available in the 2002-03 Rent Expense Budget and the Fire Department has enough funds in its 2002-03 operating budget to cover the projected lease costs. Sufficient funding will be included in the 2003-04 budget for the Fire Department to cover the projected lease costs.

The annual rent under the proposed Amendment consists of two components (annual base rent initially at \$521,614 plus annual operating expense rent initially at \$168,438 which equates to an initial annual rent of \$690,052). The operating expense rent will be subject to annual adjustments based on the change in Consumer Price Index (CPI), at a maximum increase of five percent or \$8,422 per adjustment.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Fire Department has housed its programs at the subject facility since 1988. By the end of the proposed five-year term, the Fire Department intends to relocate the subject programs to a new central headquarters facility. The proposed Amendment contains the following provisions:

- \$ The term will commence upon approval of this Amendment by the County Board of Supervisors.
- \$ A cancellation right, at anytime, after the 36th month with six months prior written notice.
- \$ The Lessor shall provide 180 parking spaces for the County's non-exclusive use.
- \$ The Operating Expense Rent shall be used by the Lessor to cover all operating costs except utilities.
- \$ The prevailing terms and conditions of the original lease shall remain in effect, subject to the modifications stipulated in the proposed amendment.

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CAO Real Estate staff conducted a survey within a ten-mile radius of the Fire Department's Headquarters to determine the market rate of comparable sites. Based upon said survey, staff has established that the base rental range, including parking, for a similar property is between \$14.00 and \$16.80 per square foot annually on a modified full-service gross basis whereby Lessor is responsible for all costs associated with the County's occupancy except utilities. Therefore, the annual rate proposed herein of \$15.24 per square foot represents a rate in the middle portion of the market value range.

Attachment B shows all County-owned and leased facilities within the search area for this program. It has been determined that the Rickenbacker complex is the most cost-effective, short term solution until the new Fire Department headquarters facility is ready for occupancy. It would be very cost-prohibitive to relocate from Rickenbacker this year and then relocate again in 3 to 5 years to the new Headquarters.

There are no County-owned or leased facilities available for this program. The Department of Public Works has inspected this facility and has no objection to the County's occupancy.

A child care facility will not be incorporated into the premises because the five-year term is too short to amortize the cost of a child care center within budgeted funding.

NEGATIVE DECLARATION/ENVIRONMENTAL IMPACT REPORT

The CAO has made an initial study of environmental factors and has concluded that this project is exempt from CEQA as specified in Class 1, section r, of the Environmental Document Reporting Procedures and Guidelines adopted by your Board, and Section 15061(b)(3) of the State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

It is the finding of the CAO that the proposed Amendment is in the best interest of the County and will adequately provide the space necessary for this program. In accordance with your Board's policy on the housing of any County offices or activities, the Fire Department concurs in this Amendment recommendation.

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CONCLUSION

It is requested that the Executive Officer, Board of Supervisors return two originals of the executed Amendment; the adopted, stamped, Board letter and; two certified copies of the Minute Order to the CAO, Real Estate Division at 222 South Hill Street, Fourth Floor, Los Angeles, CA 90012.

Respectfully submitted,

DAVID E. JANSSEN
Chief Administrative Officer

DEJ:SNY
CWW:KW:pe

Attachments (3)

c: County Counsel
Auditor-Controller
Fire Department

Rickenbaker-Fire.b

FIRE DEPARTMENT
5815-5847 RICKENBACKER ROAD, COMMERCE
 Asset Management Principles Compliance Form¹

1.	<u>Occupancy</u>		Yes	No	N/A
	A	Does lease consolidate administrative functions? ²	X		
	B	Does lease co-locate with other functions to better serve clients? ²			X
	C	Does this lease centralize business support functions? ²			X
	D	Does this lease meeting the guideline of 200 sf of space per person? ² 45,279 sq.ft. / 225 FTE = 201 sq. ft. per person, due to considerable storage and staging area requirements.		X	
2.	<u>Capital</u>				
	A	Should program be in leased space to maximize State/Federal funding?		X	
	B	If not, is this a long term County program?	X		
	C	Is it a net County cost (NCC) program? 00.00%		X	
	D	If yes to 2 B or C; capital lease or operating lease with an option?		X	
	E	If no, are there any suitable County-owned facilities available?		X	
	F	If yes, why is lease being recommended over occupancy in County-owned space?			X
	G	Is Building Description Report attached as Attachment B?	X		
	H	Was build-to-suit or capital project considered? ? Build to suit or capital project will be addressed during the planning stages for the new headquarters facility.	X		
3.	<u>Portfolio Management</u>				
	A	Did department utilize CAO Space Request Evaluation (SRE)?	X		
	B	Was the space need justified?	X		
	C	If a renewal lease, was co-location with other County departments considered?	X		
	D	Why was this program not co-located?			
		1. ___ The program clientele requires a stand alone facility.			
		2. X No suitable County occupied properties in project area.			
		3. X No County-owned facilities available for the project.			
		4. ___ Could not get City clearance or approval.			
		5. ___ The Program is being co-located.			
	E	Is lease a full service lease? ² This is a modified gross lease and the County is responsible for all utility costs.		X	
	F	Has growth projection been considered in space request?	X		
	G	Has the Dept. of Public Works completed seismic review/approval?	X		
		¹ As approved by the Board of Supervisors 11/17/98			
		² If not, why not?			

ATTACHMENT B

**SPACE SEARCH - 10 MILE RADIUS OF FIRE DEPARTMENT= HEADQUARTERS
1320 NORTH EASTERN AVENUE**

LACO	FACILITY NAME	ADDRESS	SQ. FT. GROSS	SQ. FT. NET	OWNERSHIP	SQ. FT. AVAILABLE
A481	DPSS-GLENDALE FAMILY SERVICE CENTER	4680 SAN FERNANDO RD, GLENDALE 91204	80,000	70,420	LEASED	NONE
4104	GLENDALE COURTHOUSE	600 E BROADWAY, GLENDALE 91205	69,071	31,547	OWNED	NONE
5397	PASADENA COURTHOUSE	300 E WALNUT ST, PASADENA 91101	228,638	104,855	FINANCED	NONE
A043	DA-JUVENILE/BD OF SUPERVISOR- THE WALNUT PLAZA	215 N MARENGO AVE, PASADENA 91101-1505	1,800	1,544	LEASED	1,544
A215	ALT PUBLIC DEFENDER-PASADENA OFFICE	221 E WALNUT ST, PASADENA 91101	3,200	2,960	LEASED	NONE
A426	DCFS-REGION V PASADENA SERVICES OFFICE	532 E COLORADO BLVD, PASADENA 91101	75,235	70,721	LEASED	NONE
D465	DPSS-PASADENA AP DISTRICT OFFICE	955 N LAKE AVE, PASADENA 91104	37,342	25,372	LEASED	NONE
A353	DCSS-PASADENA ADULT PROTECTIVE SERVICES	1370 E WALNUT ST, PASADENA 91101	1,600	1,440	LEASED	NONE
A337	DPSS-GLENDALE IHSS OFFICE ANNEX	145 N VISTA AVE, PASADENA 91107	3,600	3,240	LEASED	NONE
3969	HOLLYWOOD BOWL - ADMINISTRATION BUILDING	2301 N HIGHLAND AVE, HOLLYWOOD 90068	5,137	4,369	OWNED	NONE
3970	HOLLYWOOD BOWL-VOLUNTEER COTTAGE	2301 N HIGHLAND AVE, HOLLYWOOD 90068	1,290	707	OWNED	NONE
3972	FORD AMHPITHEATRE-SPECIAL EVENTS OFFICE	2580 CAHUENGA BLVD E, HOLLYWOOD 90068	965	825	OWNED	NONE
A137	DCFS-HOLLYWOOD R.A.P.P. OFFICE	6464 SUNSET BLVD, HOLLYWOOD 90028	2,644	2,299	LEASED	NONE
B393	HOLLYWOOD COURTHOUSE	5925 HOLLYWOOD BLVD, HOLLYWOOD 90028	61,571	22,544	FINANCED	NONE
5252	DPSS-METRO NORTH IHSS/ SPECIALIZED SERVICES	5026 SANTA MONICA BLVD, LOS ANGELES 90029	18,645	14,737	OWNED	NONE
5805	MENTAL HEALTH COURTHOUSE	1150 N SAN FERNANDO RD, LOS ANGELES 90065	28,523	16,817	OWNED	NONE
C760	DPSS-EAST L A GROW EMPLOYMENT SERVICES CENTER	2200 N HUMBOLDT ST, LOS ANGELES 90031	23,655	17,554	LEASED	NONE
C269	DPSS-LINCOLN HEIGHTS WS DISTRICT OFFICE	4077 N MISSION RD, LOS ANGELES 90032	26,094	18,575	LEASED	NONE
A539	MENTAL HEALTH-COURT PROGRAM OFFICES	1499 HUNTINGTON DR, SOUTH PASADENA 91030	4,210	4,000	LEASED	NONE
0122	THOMAS A TIDEMANSON BUILDING-ANNEX	900 S FREMONT AVE, ALHAMBRA 91803	43,500	36,975	FINANCED	NONE
A471	THE ALHAMBRA COMPLEX - EAST TOWER	1000 S FREMONT AVE, ALHAMBRA 91803	5	5	LEASED	NONE
A473	THE ALHAMBRA COMPLEX - SHERIFF'S OMBUDSMAN	1000 S FREMONT AVE, ALHAMBRA 91803	3,774	3,265	LEASED	NONE
X900	THOMAS A TIDEMANSON PUBLIC WORKS BUILDING	900 S FREMONT AVE, ALHAMBRA 91803	536,168	363,876	FINANCED	NONE
X327	PROBATION-CENTRAL TRANSCRIBING OFFICE	200 W WOODWARD AVE, ALHAMBRA 91801	11,273	7,360	OWNED	NONE
5883	ALHAMBRA COURTHOUSE	150 W COMMONWEALTH AVE, ALHAMBRA 91801	111,727	60,233	FINANCED	NONE
0901	DHS-ALHAMBRA HEALTH CENTER (CLOSED)/EHS DIST	612 W SHORB ST, ALHAMBRA 91803	25,344	14,292	FINANCED	NONE
5460	PUBLIC LIBRARY-SAN GABRIEL LIBRARY	500 S DEL MAR AVE, SAN GABRIEL 91776	13,718	11,190	OWNED	NONE
5329	PUBLIC LIBRARY-ROSEMEAD LIBRARY	8800 VALLEY BLVD, ROSEMEAD 91770	29,860	23,394	OWNED	NONE
5200	PUBLIC LIBRARY-TEMPLE CITY LIBRARY	5939 GOLDEN WEST AVE, TEMPLE CITY (RUDELL) 91780	12,182	11,157	OWNED	NONE
A629	DPSS-SANTA ANITA REG III SUB	3629 N SANTA ANITA AVE, EL MONTE	30,893	22,885	LEASED	NONE

LACO	FACILITY NAME	ADDRESS	SQ. FT. GROSS	SQ. FT. NET	OWNERSHIP	SQ. FT. AVAILABLE
	OFFICE/ IHSS OFF	91731				
A060	PUBLIC LIBRARY-LIVE OAK LIBRARY	4153 E LIVE OAK AVE, ARCADIA 91006	2,891	2,170	LEASED	NONE
X248	FIRE-SAN GABRIEL VALLEY HAZ-MAT FIELD OFFICE	5110 N PECK RD, EL MONTE 91732	1,298	1,103	PERMIT	NONE
Y195	PUBLIC LIBRARY-NORWOOD LIBRARY	4550 N PECK RD, EL MONTE 91732	10,303	8,610	OWNED	NONE
0229	AG COMM/WTS & MEAS HQ/ PROBATION SPECIAL SVCS	12300 LOWER AZUSA RD (RIVERVIEW BUSINESS CENTER), ARCADIA 91706	35,878	32,290	OWNED	NONE
A424	DPSS-EQUITABLE PLAZA BUILDING	3435 WILSHIRE BLVD, LOS ANGELES 90010	1	1	LEASED	NONE
A532	HEALTH-METROPLEX WILSHIRE BUILDING	3530 WILSHIRE BLVD (AT NORMANDIE), LOS ANGELES 90010	62,901	56,611	LEASED	NONE
A160	MENTAL HEALTH-HEADQUARTERS OFFICE ANNEX	3160 W 6TH ST, LOS ANGELES 90020	60,800	28,372	LEASED	NONE
A336	CHILD SUPPORT SERVICES-WILSHIRE CENTRE BLDG	3055 WILSHIRE BLVD, LOS ANGELES 90010	7,755	7,115	LEASED	NONE
A369	DCFS-PROCUREMENT AND SPECIAL SERVICES OFFICE	501 SHATTO PL, LOS ANGELES 90020	17,751	15,976	LEASED	NONE
A408	DCFS-THE U S BORAX BUILDING	3075 WILSHIRE BLVD, LOS ANGELES 90010	132,488	105,568	LEASED	NONE
A409	DCSS-WILSHIRE PLAZA BUILDING	3303 WILSHIRE BLVD, LOS ANGELES 90010	4,000	3,900	LEASED	NONE
A413	HUMAN RESOURCES-WILSHIRE SQUARE TWO BUILDING	3333 WILSHIRE BLVD, LOS ANGELES 90010-4109	9,034	7,915	LEASED	NONE
A425	DCFS-DEPARTMENTAL HEADQUARTERS BUILDING	425 SHATTO PL, LOS ANGELES 90020	67,263	63,356	LEASED	NONE
C500	PROBATION-PRETRIAL SERVICES / BAIL DEVIATION	500 SHATTO PL SUITE 600 SUITE 610 AND SUITE 620, LOS ANGELES 90020	6,596	5,094	LEASED	NONE
X317	DCSS-LE SAGE COMPLEX 4 STORY BUILDING	3175 W 6TH ST, LOS ANGELES 90020	52,230	42,341	OWNED	NONE
X510	DHS-LESAGE COMPLEX 2 STORY BUILDING	510 S VERMONT AVE, LOS ANGELES 90020	31,540	24,840	OWNED	NONE
X532	DCSS-LE SAGE COMPLEX 1 STORY BUILDING	532 S VERMONT AVE, LOS ANGELES 90020	14,126	10,314	OWNED	NONE
X550	MENTAL HEALTH-LE SAGE COMPLEX TOWER	550 S VERMONT AVE, LOS ANGELES 90020-1991	171,651	149,668	OWNED	NONE
Y193	PARKS & RECREATION-HEADQUARTERS BUILDING	433 S VERMONT AVE, LOS ANGELES 90020	31,862	21,777	OWNED	NONE
B695	DCFS-ADOPTIONS DIVISION OFFICES	695 S VERMONT AVE, LOS ANGELES 90010	71,370	58,635	LEASED	NONE
C660	DPSS-GAIN PROGRAM REG IV/ MEDICAL OUTSTATION	2910 W BEVERLY BLVD, LOS ANGELES 90057	120,327	33,635	LEASED	NONE
A600	CENTRAL CIVIL WEST COURTHOUSE	600 S COMMONWEALTH AVE, LOS ANGELES 90005	7,603	7,223	LEASED	NONE
A360	DPSS-METRO NORTH AP/ CALWORKS DISTRICT OFFICE	2601 WILSHIRE BLVD, LOS ANGELES 90057	62,000	60,140	LEASED	NONE
A480	PKS & REC-CAPITAL PROJECTS/PROJECT MGT OFFICE	680 WILSHIRE PL, LOS ANGELES 90005	7,852	7,159	LEASED	NONE
B922	DPSS-WILSHIRE SPECIAL DISTRICT OFFICE	2415 W 6TH ST, LOS ANGELES 90057	46,228	42,065	LEASED	NONE
5353	DPSS-METRO SPECIAL DISTRICT OFFICE	2707 S GRAND AVE, LOS ANGELES 90007	115,242	89,650	OWNED	NONE
6518	THE ADAMS & GRAND BUILDING	2615 S GRAND AVE, LOS ANGELES 90007	215,439	183,874	OWNED	NONE
A388	ALT PUBLIC DEF-WILSHIRE-BIXEL BUILDING	1055 WILSHIRE BLVD, LOS ANGELES 90017	6,500	6,175	LEASED	NONE
5266	METROPOLITAN COURTHOUSE	1945 S HILL ST, LOS ANGELES 90007	303,434	125,469	FINANCED	NONE
0155	STANLEY MOSK COURTHOUSE	111 N HILL ST, LOS ANGELES 90012	794,459	441,761	OWNED	NONE
0181	KENNETH HAHN HALL OF ADMINISTRATION	500 W TEMPLE ST, LOS ANGELES 90012-2713	958,090	591,457	FINANCED	NONE
5456	HEALTH SERVICES ADMINISTRATION BUILDING	313 N FIGUEROA ST, LOS ANGELES 90012	221,359	134,851	OWNED	NONE
A159	DISTRICT ATTORNEY-FIGUEROA PLAZA	201 N FIGUEROA ST, LOS ANGELES 90012	83,164	79,006	LEASED	NONE
A429	CAO-REAL ESTATE DIVISION/	222 S HILL ST (KAWADA BUILDING),	1,100	1,078	LEASED	NONE

LACO	FACILITY NAME	ADDRESS	SQ. FT. GROSS	SQ. FT. NET	OWNERSHIP	SQ. FT. AVAILABLE
	SERVICE INTEGRATION	LOS ANGELES 90012-3503				
A442	MENTAL HEALTH-LAPD - SMART TEAM OFFICE	419 S SPRING ST, LOS ANGELES 90013	1,000	1,000	GRATIS USE	NONE
A496	PUBLIC DEFENDER-L.A. LAW CENTER BUILDING	207 S BROADWAY, LOS ANGELES 90012	7,100	6,750	LEASED	NONE
0156	HALL OF RECORDS	320 W TEMPLE ST, LOS ANGELES 90012	438,095	259,523	OWNED	NONE
3154	CLARA SHORTRIDGE FOLTZ CRIMINAL JUSTICE CENTR	210 W TEMPLE ST, LOS ANGELES 90012	1036,283	399,535	FINANCED	NONE
Y013	DPSS-CIVIC CENTER DISTRICT/GROW CENTER OFFICE	813 E 4TH PL, LOS ANGELES 90013	39,956	25,158	OWNED	NONE
A384	AG COMM/WTS & MEASURES DOWNTOWN MARKET OFFICE	1320 E OLYMPIC BLVD, LOS ANGELES 90021	776	776	LEASED	NONE
C863	MED CTR-PATIENT FINANCIAL SERVICES OFFICE	1910 N MAIN ST, LOS ANGELES 90031	13,610	8,919	LEASED	NONE
5260	CORONER-ADMINISTRATION / INVESTIGATIONS BLDG	1102 N MISSION RD, LOS ANGELES 90033	22,479	14,251	OWNED	NONE
0284	MED CTR-HEALTH RESEARCH ASSOC'N-TRAILER T-25A	1200 N STATE ST, LOS ANGELES 90033	1,200	1,000	OWNED	NONE
0808	MED CTR-OLD ADMINISTRATION BLDG (REHABBING)	1100 N MISSION RD, LOS ANGELES 90033	18,651	11,430	OWNED	11,430
0837	MED CTR-PERSONNEL OFFICE BUILDING	1200 N STATE ST, LOS ANGELES 90033	2,980	1,761	OWNED	NONE
0838	MED CTR-QUALITY ASSURANCE UTILIZATION REVIEW	1200 N STATE ST, LOS ANGELES 90033	2,980	2,341	OWNED	NONE
5509	MED CTR-PSYCHIATRY ANNEX 1 (UNUSED)	2020 ZONAL AVE, LOS ANGELES 90033	910	736	OWNED	736
5510	MED CTR-PSYCHIATRY ANNEX 2 (UNUSED)	2020 ZONAL AVE, LOS ANGELES 90033	910	831	OWNED	831
5511	MED CTR-PSYCHIATRY ANNEX 3 (UNUSED)	2020 ZONAL AVE, LOS ANGELES 90033	997	709	OWNED	709
T539	MED CTR-CLINICAL RESEARCH TRAILER	1200 N STATE ST, LOS ANGELES 90033	780	672	OWNED	NONE
T541	MED CTR-HOME CARE TRAILER T-4	1200 N STATE ST, LOS ANGELES 90033	1,376	1,223	OWNED	NONE
T542	MED CTR-PATIENT FINANCIAL SERVICES T-5	1200 N STATE ST, LOS ANGELES 90033	10,512	7,872	OWNED	NONE
T543	MED CTR-RESEARCH COMMITTEE TRAILER	1200 N STATE ST, LOS ANGELES 90033	384	330	OWNED	NONE
T544	MED CTR-QUALITY ASSURANCE/UTILIZATION REVIEW	1200 N STATE ST, LOS ANGELES 90033	4,334	3,629	OWNED	NONE
T546	MED CTR-PATIENT FINANCIAL SRVICES OFFICE T-16	1240 N MISSION RD, LOS ANGELES 90033	5,190	4,095	OWNED	NONE
T547	MED CTR-PATIENT FINANCIAL SERVICES T-15	1240 N MISSION RD, LOS ANGELES 90033	2,588	1,967	OWNED	NONE
T555	MED CTR-PATIENT FINANCIAL SERVICES T-17	1200 N STATE ST, LOS ANGELES 90033	4,661	3,482	OWNED	NONE
T556	MED CTR-PATIENT FINANCIAL SERVICES TRAILER	1200 N STATE ST, LOS ANGELES 90033	2,973	2,461	OWNED	NONE
T618	MED CTR-REPLACEMENT PROJECT REAL ESTATE OFFIC	1200 N STATE ST, LOS ANGELES 90033	944	785	OWNED	NONE
T619	MED CTR-RESEARCH COMMITTEE OFFICE TRAILR T-25	1200 N STATE ST, LOS ANGELES 90033	820	702	OWNED	NONE
T620	MED CTR-CLINICAL SOCIAL WORK TRAILER T-18	1200 N STATE ST, LOS ANGELES 90033	1,200	1,049	OWNED	NONE
5857	DHS-NORTHEAST HEALTH CENTER (PEND SALE)	2032 MARENGO ST, LOS ANGELES 90033	14,046	6,985	OWNED	6,985
C110	MED CTR-EXPENDITURE MANAGEMENT	2064 MARENGO ST, LOS ANGELES 90033	9,602	7,010	LEASED	NONE
C111	MED CTR-EXPENDITURE MANAGEMENT ANNEX	1063 N CHICAGO ST, LOS ANGELES 90033	3,338	1,823	LEASED	NONE
Y428	DHS-NORTHEAST HEALTH CENTER ANNEX (PEND SALE)	2032 MARENGO ST, LOS ANGELES 90033	5,801	3,900	OWNED	3,900
Y307	PUBLIC LIBRARY-CITY TERRACE LIBRARY	4025 E CITY TERRACE DR, EAST LOS ANGELES 90063	8,007	6,984	OWNED	NONE

LACO	FACILITY NAME	ADDRESS	SQ. FT. GROSS	SQ. FT. NET	OWNERSHIP	SQ. FT. AVAILABLE
6131	DCSS-EAST LOS ANGELES SERVICE CENTER	133 N SUNOL DR, EAST LOS ANGELES 90063	28,514	21,777	OWNED	NONE
X707	PUBLIC LIBRARY-ANTHONY QUINN LIBRARY	3965 E CESAR CHAVEZ AVE, EAST LOS ANGELES 90063	7,275	6,077	OWNED	NONE
A930	PUBLIC LIBRARY-EL CAMINO REAL LIBRARY	4264 E WHITTIER BLVD, EAST LOS ANGELES 90023	3,280	2,563	OWNED	NONE
X201	EDMUND D EDELMAN CHILDREN'S COURT	201 CENTRE PLAZA DR, MONTEREY PARK 91754	275,530	181,958	FINANCED	NONE
3542	FIRE-ADMINISTRATIVE HEADQUARTERS BUILDING	1320 N EASTERN AVE, LOS ANGELES 90063-3294	39,015	24,288	FINANCED	NONE
T557	FIRE-MANUAL REVISIONS TRAILER	1320 N EASTERN AVE, LOS ANGELES 90063-3294	520	479	CONSOLIDATED FIRE PROTECTION DISTRICT	NONE
X155	ISD-EASTERN AVE COMPLEX TELECOM BUTLER BLDG	1112 N EASTERN AVE, LOS ANGELES 90063	4,960	4,638	OWNED	NONE
5863	ISD-ADMINISTRATIVE HEADQUARTERS	1100 N EASTERN AVE, LOS ANGELES 90063	80,309	58,826	FINANCED	NONE
5870	ISD-EASTERN AVE COMPLEX TELECOM BRANCH BLDG	1110 N EASTERN AVE, LOS ANGELES 90063	37,742	28,973	FINANCED	NONE
A015	DHS-ENVIRONMENTAL HEALTH HEADQUARTERS(VACANT)	2525 CORPORATE PL, MONTEREY PARK 91754	29,542	23,680	LEASED	23,680
A120	DCFS-LATINO FAMILY PRESERVATION PROJECT	2501 DAVIDSON DR, MONTEREY PARK 91754	6,700	4,825	LEASED	NONE
A324	FIRE-EMPLOYEE RELATIONS OFFICE	1255 CORPORATE CENTER DR, MONTEREY PARK 91754	3,079	2,925	LEASED	NONE
T509	PARKS & REC-PROPOSITION A FIELD OFFICE	4914 E CESAR CHAVEZ AVE, EAST LOS ANGELES 90022	540	424	OWNED	NONE
3241	EAST LOS ANGELES COURTHOUSE	214 S FETTERLY AVE, EAST LOS ANGELES 90022	126,972	63,347	FINANCED	NONE
4364	PROBATION-EAST LOS ANGELES AREA OFFICE	144 S FETTERLY AVE, EAST LOS ANGELES 90022	15,584	11,327	OWNED	NONE
5412	PUBLIC LIBRARY - EAST LOS ANGELES LIBRARY	4801 E 3RD ST, EAST LOS ANGELES 90022	14,848	11,740	OWNED	NONE
A029	PW-EAST LOS ANGELES DISTRICT OFFICE	5119 E BEVERLY BLVD, EAST LOS ANGELES 90022	3,385	2,358	LEASED	NONE
A122	BOARD OF SUP-EAST LOS ANGELES FIELD OFFICE	5262 E BEVERLY BLVD, EAST LOS ANGELES 90022	2,328	2,095	LEASED	NONE
B215	MENTAL HEALTH-LA MERCED INTERMEDIATE SCHOOL	215 E AVENDA DE LA MERCED, MONTEBELLO 90640	120	120	GRATIS USE	NONE
A470	DIST ATTY-VICTIM-WITNESS ASSISTANCE PROGRAM	3204 ROSEMEAD BLVD, EL MONTE 91731	1,738	1,668	LEASED	NONE
A497	DPSS-SAN GABRIEL VALLEY GAIN PROGRAM REG III	3216 ROSEMEAD BLVD, EL MONTE 91731	41,836	39,744	LEASED	NONE
A198	DPSS-EL MONTE AP DISTRICT OFFICE	3405 RIO HONDO AVE, EL MONTE 91731	31,960	23,970	LEASED	NONE
A204	DPSS-SAN GABRIEL VALLEY AP DISTRICT OFFICE	3403 RIO HONDO AVE, EL MONTE 91731	30,485	22,271	LEASED	NONE
A345	BOARD OF SUP-1ST DIST EL MONTE FIELD OFFICE	9420 TELSTAR AVE, EL MONTE 91731	3,000	2,850	LEASED	NONE
A387	DPSS-GAIN PROGRAM HEADQUARTERS/DA-CLAIMS UNIT	3220 ROSEMEAD BLVD, EL MONTE 91731	5,900	5,900	LEASED	NONE
A493	DPSS-SAN GABRIEL VALLEY FAMILY SERVICE CENTER	3350 AEROJET AVE, EL MONTE 91731	120,000	108,000	LEASED	NONE
A522	DHS/DPSS/DCFS-TELSTAR EL MONTE COUNTY CENTER	9320 TELSTAR AVE, EL MONTE 91731	21,500	19,350	LEASED	NONE
D930	ASSESSOR-SO EL MONTE REGIONAL OFFICE (UNUSED)	1441 SANTA ANITA AVE, SOUTH EL MONTE 91733	17,650	12,701	OWNED	12,701
Y212	PUBLIC LIBRARY-SOUTH EL MONTE LIBRARY	1430 N CENTRAL AVE, SOUTH EL MONTE 91733	6,416	5,408	OWNED	NONE
5229	WHITTIER NARROWS-DIRECTORS OFFICE	1601 ROSEMEAD BOULEVARD RD, SOUTH EL MONTE 91733	942	408	GRATIS USE	NONE
Y246	PUBLIC LIBRARY-EL MONTE LIBRARY	3224 N TYLER AVE, EL MONTE 91731	11,906	10,153	OWNED	NONE
3302	DCSS-SAN GABRIEL VALLEY SERVICE CENTER (B)	3017 N TYLER AVE, EL MONTE 91731	2,278	1,906	OWNED	NONE
3303	DCSS-SAN GABRIEL VALLEY	3017 N TYLER AVE, EL MONTE 91731	3,114	2,564	OWNED	NONE

LACO	FACILITY NAME	ADDRESS	SQ. FT. GROSS	SQ. FT. NET	OWNERSHIP	SQ. FT. AVAILABLE
	SERVICE CENTER (A)					
B119	ASSESSOR-EAST DISTRICT OFFICE	1190 DURFEE AVE WHITTIER NARROWS BUSINESS PARK, SOUTH EL MONTE 91733	19,000	17,100	LEASED	NONE
6064	EL MONTE COURTHOUSE	11234 E VALLEY BLVD, EL MONTE 91731	136,512	64,786	FINANCED	NONE
A130	DPSS-ADMINISTRATIVE HEADQUARTERS	12860 CROSSROADS PKWY SO, CITY OF INDUSTRY 91745	56,578	41,943	LEASED	NONE
A507	DPSS-ADMINISTRATIVE HEADQUARTERS WEST ANNEX	12820 CROSSROADS PKWY SO, CITY OF INDUSTRY 91745	33,331	28,331	LEASED	NONE
B002	DPSS-ADMINISTRATIVE HEADQUARTERS EAST ANNEX	12900 CROSSROADS PKWY SO, CITY OF INDUSTRY 91745	25,358	22,977	LEASED	NONE
A436	DPSS-EXPOSITION PARK FAMILY SERVICE CENTER	3833 S VERMONT AVE, LOS ANGELES 90037	130,000	110,500	LEASED	NONE
Y150	DPSS-FORMER EXPOSITION PARK WS DIST OFFICE	3965 S VERMONT AVE, LOS ANGELES 90037	66,484	55,228	OWNED	55,228
5274	AVALON-CARVER SERVICE CENTER	4920 S AVALON BLVD ACROSS STREET FROM SOUTH PARK, LOS ANGELES 90011	26,822	16,647	OWNED	NONE
C740	DPSS-FLORENCE AP DISTRICT OFFICE	1740 E GAGE AVE, LOS ANGELES 90001	60,000	28,601	OWNED	NONE
C741	DPSS-FOOD STAMPS/ FISCAL SERVICES OFFICE	6367 S HOLMES AVE, LOS ANGELES 90001	5,220	3,872	OWNED	NONE
Y425	PUBLIC LIBRARY-FLORENCE LIBRARY	1610 E FLORENCE AVE, LOS ANGELES 90001	5,124	4,448	OWNED	NONE
6578	DPSS-METRO EAST AP DISTRICT OFFICE	2855 E OLYMPIC BLVD, LOS ANGELES 90023	63,066	29,220	OWNED	NONE
3350	DHS-SAN ANTONIO HEALTH CTR (CLOSED)/EHS DIST	6538 MILES AVE, HUNTINGTON PARK 90255	16,033	10,261	GROUND LEASE	NONE
3709	HUNTINGTON PARK COURTHOUSE	6548 MILES AVE, HUNTINGTON PARK 90255	29,295	16,325	GROUND LEASE	NONE
5466	PUBLIC LIBRARY-HUNTINGTON PARK LIBRARY	6518 MILES AVE, HUNTINGTON PARK 90255	33,482	24,243	OWNED	NONE
A153	DISTRICT ATTORNEY-HUNTINGTON PARK AREA OFFICE	2958 E FLORENCE AVE, HUNTINGTON PARK 90255	5,600	4,760	LEASED	NONE
D030	PUBLIC LIBRARY-MAYWOOD LIBRARY	4323 E SLAUSON AVE, MAYWOOD 90270	3,362	2,881	PERMIT	NONE
A190	PUBLIC LIBRARY-BELL LIBRARY	4411 E GAGE AVE, BELL 90201	4,863	3,515	LEASED	NONE
4465	DF KIRBY CENTER-ADMINISTRATION BUILDING	1500 S MCDONNELL AVE, COMMERCE 90022	18,169	10,117	OWNED	NONE
B460	DPSS-GAIN PROGRAM REGION VI OFFICE	5460 BANDINI BLVD, BELL 90201	31,400	21,815	LEASED	NONE
A133	CHILD SUPPORT SERVICES- ADMINISTRATIVE HDQTRS	5770 S EASTERN AVE, CITY OF COMMERCE 90040-2924	80,000	60,052	LEASED	NONE
A332	CHILD SUPPORT SERVICES- COMPUTER SYSTEMS DIV	5500 S EASTERN AVE, CITY OF COMMERCE 90040	42,250	40,138	LEASED	NONE
A570	CHILD SUPPORT SERVICES- INTERSTATE DIVISION	5701 S EASTERN AVE, CITY OF COMMERCE 90040	55,530	49,977	LEASED	NONE
A069	FIRE-MAPPING & ENGINEERING SECTION OFFICE	5900 S EASTERN AVE BLDG #16 (3), CITY OF COMMERCE 90040	1,720	1,548	LEASED	NONE
A157	DCFS-REGION III HEADQTRS/ BELVEDERE SERVICES	5835 S EASTERN AVE, CITY OF COMMERCE 90040	38,814	36,873	LEASED	NONE
A580	FIRE-ADMINISTRATIVE HEADQUARTERS OFFICE ANNEX	5801 S EASTERN AVE, CITY OF COMMERCE 90040	20,724	18,652	LEASED	NONE
5428	DPSS-BELVEDERE AP DISTRICT OFFICE	5445 E WHITTIER BLVD, EAST LOS ANGELES 90022	70,493	49,261	OWNED	NONE
A460	DHS-FERGUSON ADMINISTRATIVE SERVICES CENTER	5555 FERGUSON DR, CITY OF COMMERCE 90022	268,400	246,550	LEASED	NONE
A146	FIRE-HAZARDOUS MATERIALS DIVISION HEADQUARTRS	5825 RICKENBACKER RD, CITY OF COMMERCE 90040	16,670	13,737	LEASED	NONE
A310	CHILD SUPPORT SERVICES- COLLECTIONS OFFICE	5895 RICKENBACKER RD, CITY OF COMMERCE 90040	11,394	11,394	LEASED	NONE
A446	FIRE-INFORMATION MANAGEMENT DIVISION OFFICES	5815 RICKENBACKER RD, CITY OF COMMERCE 90040	3,722	3,350	LEASED	NONE
A823	FIRE-FIRE PREVENTION DIV/	5823 RICKENBACKER RD,	17,710	15,939	LEASED	NONE

LACO	FACILITY NAME	ADDRESS	SQ. FT. GROSS	SQ. FT. NET	OWNERSHIP	SQ. FT. AVAILABLE
	FORESTRY DIV HDQTRS	CITY OF COMMERCE 90040				
B059	DISTRICT ATTORNEY-AUTO INSURANCE FRAUD UNIT	5901 E SLAUSON AVE, COMMERCE 90040	6,840	6,500	GRATIS USE	NONE
D090	PUBLIC LIBRARY-CHET HOLIFIELD LIBRARY	1060 S GREENWOOD AVE, MONTEBELLO 90640	5,692	4,601	LEASED	NONE
5395	PUBLIC LIBRARY-MONTEBELLO REGIONAL LIBRARY	1550 W BEVERLY BLVD, MONTEBELLO 90640	50,530	23,989	OWNED	NONE
4983	PUBLIC LIBRARY-PICO RIVERA LIBRARY	9001 MINES AVE AT ROSEMEAD BLVD, PICO RIVERA 90660	7,700	6,317	OWNED	NONE
D520	DHS-PICO RIVERA HEALTH CENTER (CLOSED)	6336 S PASSONS BLVD, PICO RIVERA 90660	9,112	5,059	OWNED	5,059
T401	DHS-PICO RIVERA HEALTH CENTER ANNEX (CLOSED)	6336 S PASSONS BLVD, PICO RIVERA 90660	1,913	1,817	OWNED	1,817
3724	PUBLIC LIBRARY-SORENSEN LIBRARY	11405 ROSEHEDGE DR, WHITTIER 90606	1,048	913	OWNED	NONE
B995	DAVID V KENYON JUVENILE JUSTICE CENTER	7625 S CENTRAL AVE, LOS ANGELES 90001	18,108	11,735	OWNED	NONE
Y264	PROBATION-KENYON JUSTICE CENTER OFFICE	7672 S CENTRAL AVE, LOS ANGELES 90001	4,505	2,190	OWNED	NONE
3734	DHS-FLORENCE/FIRESTONE HEALTH CENTER (CLOSED)	8019 COMPTON AVE, LOS ANGELES 90001	10,646	5,258	OWNED	5,258
6400	DCSS-FLORENCE / FIRESTONE SERVICE CENTER	7807 S COMPTON AVE, LOS ANGELES 90001	15,928	8,706	OWNED	NONE
T403	HS-FLORENCE/FIRESTONE HLTH CTR TRLR #2(CLOSD)	8019 COMPTON AVE, LOS ANGELES 90001	1,129	1,073	OWNED	5,258
T580	HS-FLORENCE/FIRESTONE HLTH CTR TRLR #1(CLOSD)	8021 COMPTON AVE, LOS ANGELES 90001	320	270	OWNED	270
5721	DPSS-SOUTH CENTRAL AP DISTRICT OFFICE	10728 S CENTRAL AVE, LOS ANGELES 90002	51,991	32,463	OWNED	NONE
3495	FIRE STATION 16 (FOR SALE)	8614 S HOLMES AVE, LOS ANGELES 90002-1437	2,360	2,006	FD	2,006
Y426	PUBLIC LIBRARY-GRAHAM LIBRARY	1900 E FIRESTONE BLVD, LOS ANGELES 90001	5,125	4,448	OWNED	NONE
A034	PUBLIC LIBRARY-WILLOWBROOK LIBRARY	11838 S WILMINGTON AVE, LOS ANGELES 90059	2,200	2,039	LEASED	NONE
T014	ML KING-TRAILER G (FAMILY PRACTICE CTR-UNUSD)	1651 E 120TH ST, LOS ANGELES 90059	5,040	4,536	PERMIT	4,536
Y861	ML KING-PLANT MANAGEMENT BUILDING	12021 S WILMINGTON AVE, LOS ANGELES 90059	16,000	14,400	OWNED	NONE
6819	PROBATION-FIRESTONE AREA OFFICE	8526 S GRAPE ST, LOS ANGELES 90001	15,431	10,475	OWNED	NONE
X349	LYNWOOD REGIONAL JUSTICE CENTER COURT(CLOSED)	11701 S ALAMEDA ST, LYNWOOD 90262	62,078	53,480	FINANCED	NONE
4049	SOUTH GATE COURTHOUSE	8640 CALIFORNIA AVE, SOUTH GATE 90280	18,610	10,303	OWNED	NONE
5934	PUBLIC LIBRARY-LELAND R WEAVER LIBRARY	4035 TWEEDY BLVD, SOUTH GATE 90280	19,461	16,955	OWNED	NONE
6723	PUBLIC LIBRARY-LYNWOOD LIBRARY	11320 BULLIS RD, LYNWOOD 90262	11,722	10,396	OWNED	NONE
Y460	DPSS-CUDAHY A/P DISTRICT OFFICE	8130 S ATLANTIC AVE, CUDAHY 90201	30,873	24,212	OWNED	NONE
A680	PUBLIC LIBRARY-CUDAHY LIBRARY	5218 SANTA ANA ST, CUDAHY 90201	4,396	3,332	LEASED	NONE
4179	DHS-BELL GARDENS HEALTH CENTER (CLOSED)	6912 AJAX AVE, BELL GARDENS 90201	3,052	1,607	OWNED	1,607
6467	AG COMM/WTS MEAS-SOUTH GATE ADMINISTRATION	11012 GARFIELD AVE, SOUTH GATE 90280	21,902	15,325	OWNED	NONE
A755	PUBLIC LIBRARY-ADMINISTRATION HEADQUARTERS	7400 E IMPERIAL HWY, DOWNEY 90242	68,000	55,733	FINANCED	NONE
1203	DHS-PUBLIC HEALTH FACILITIES BUILDING 301/302	12838 ERICKSON AVE, DOWNEY 90242	19,575	12,170	OWNED	NONE
1205	RANCHO-BUILDINGS 303/304 KINESIOLOGY (UNUSED)	7601 E IMPERIAL HWY, DOWNEY 90242	25,689	15,462	OWNED	15,462
1238	RANCHO-CASA CONSUELO (UNUSED)	7601 E IMPERIAL HWY, DOWNEY 90242	41,643	22,713	OWNED	22,713
4238	ANIMAL CONTROL-HDQTRS ADMINISTRATION BUILDING	11258 GARFIELD AVE, DOWNEY 90242	4,257	2,772	OWNED	NONE
A308	PUBLIC LIBRARY-BELL GARDENS	7110 GARFIELD AVE, BELL GARDENS	5,119	4,213	PERMIT	NONE

LACO	FACILITY NAME	ADDRESS	SQ. FT. GROSS	SQ. FT. NET	OWNERSHIP	SQ. FT. AVAILABLE
	LIBRARY	90201				
0138	RANCHO-BUILDING 800 ANNEX WEST	7601 E IMPERIAL HWY, DOWNEY 90242	5,665	4,622	OWNED	NONE
0139	RANCHO-BUILDING 800 ANNEX EAST	7601 E IMPERIAL HWY, DOWNEY 90242	5,700	4,470	OWNED	NONE
0140	RANCHO-BUILDING 900 ANNEX 'A'	7601 E IMPERIAL HWY, DOWNEY 90242	5,700	4,931	OWNED	NONE
0141	RANCHO-BUILDING 900 ANNEX 'B'	7601 E IMPERIAL HWY, DOWNEY 90242	5,700	5,307	OWNED	NONE
1100	PUBLIC SAFETY-HEADQUARTERS /HEALTH SVCS BUREAU	7601 E IMPERIAL HWY, DOWNEY 90242	15,482	9,221	OWNED	NONE
1101	RANCHO-HARRIMAN HOUSE (UNUSED)	7601 E IMPERIAL HWY, DOWNEY 90242	4,710	3,050	OWNED	3,050
1117	RANCHO-STAFF OFFICE BUILDING	7601 E IMPERIAL HWY, DOWNEY 90242	1,767	1,194	OWNED	NONE
1121	RANCHO-EMPLOYEE CHILD CARE/ SCHOOL (UNUSED)	7601 E IMPERIAL HWY, DOWNEY 90242	1,400	1,100	OWNED	1,100
1123	RANCHO-EMPLOYEES CHILD CARE CENTER (UNUSED)	7601 E IMPERIAL HWY, DOWNEY 90242	1,408	1,185	OWNED	NONE
1129	RANCHO-SAFETY POLICE OFFICE (UNUSED)	7601 E IMPERIAL HWY, DOWNEY 90242	1,889	1,551	OWNED	1,551